



ಕರ್ನಾಟಕ ರಾಜ್ಯಪತ್ರ

ಅಧಿಕೃತವಾಗಿ ಪ್ರಕಟಿಸಲಾದುದು
ವಿಶೇಷ ರಾಜ್ಯ ಪತ್ರಿಕೆ

ಭಾಗ - ೪ಎ Part - IVA	ಬೆಂಗಳೂರು, ಗುರುವಾರ, ೧೭, ಜುಲೈ, ೨೦೨೫(ಆಷಾಢ , ೨೬ ಶಕವರ್ಷ, ೧೯೪೭) BENGALURU, THURSDAY, 17, JULY, 2025(ASHADHA, 26, SHAKAVARSHA, 1947)	ನಂ. ೩೯೭ No. 397
------------------------	--	--------------------

GOVERNMENT OF KARNATAKA

No. UDD 272 MNJ 2025 (E)

Karnataka Government Secretariat
Vikasa Soudha,
Dr. B.R.Ambedkar Veedhi
Bengaluru, Dated: 16.07.2025

NOTIFICATION

Whereas the draft of the Zonal Regulations of Revised Master Plan of Bangalore (Amendment) Regulations, 2025 was published as required by section 13-E of the Karnataka Town and Country Planning Act, 1961(Karnataka Act 11 of 1963), vide Notification No. UDD 272 MNJ 2025 (E), dated: 28.05.2025 in the Karnataka Special Gazette dated: 28.05.2025, inviting objections and suggestions from all persons likely to be affected within thirty days from the date of its publication in the official Gazette.

And whereas, the said Gazette was made available to the public on 28.05.2025.

And whereas, the objection and suggestions received in this regard have been considered by the Government.

Now therefore, in exercise of powers conferred by section 13-E of the Karnataka Town and Country Planning Act, 1961, (Karnataka Act 11 of 1963), the Government of Karnataka hereby makes the following regulations further to amend the Zonal Regulations of Revised Master Plan, 2015 of Bangalore in force in the Local Planning Area of Bengaluru, namely:

REGULATIONS

1. Title and Commencement.- (1) These regulations may be called the Zonal Regulations of the Revised Master Plan, 2015 of the Local Planning Area of Bangalore (Amendment) Regulations, 2025.

(2) They shall come into force from the date of their publication in the official Gazette.

2. Amendment of Technical Terms and Definitions.- In the Zonal Regulation of the Revised Master Plan, 2015 of the Local Planning area of Bangalore (herein after referred to as the said regulations), under the heading "Technical Terms and Definitions",-

(i) under sub-headings "Residential developmental plan" and "Non-Residential developmental plan", for Sl.No.16 the following shall be substituted, namely:-

“16. “Development Plan” means the plan sanctioned under section 17 of the Act for construction of one or more buildings on a single plot having extent more than 10000 square meter, under Chapter 7.

Note: The sanction under section 17 of the Act for single plot upto 10000 square meter in extent shall be as per the provisions of Chapter 6-A of these regulations.”

(ii) after item 39, the following shall be inserted, namely:-

"39-A. "Single Plot" means a plot defined under clause (8) of section 2 of the Act and approved under section 17 of the Act as single plot:

Provided that a plot with or without building having a duly assigned identity number in the relevant property or land record system shall only be considered for single plot approval.

Provided further that a sub-divided piece of land or plot not having a duly assigned identity number in the relevant property or land records system shall not be considered for single plot approval.

Provided also that a plot or land with or without building already carved out of a plot or land, including converted land split into small parcels, and with respect to which there is a transaction through a registered deed on or before the date of commencement of the Zonal Regulations of the Revised Master Plan, 2015

of the Local Planning area of Bangalore (Amendment) Regulations, 2025, shall be considered for single plot approval.”

3. Amendment of regulation 3.9.- In the said regulations, in regulation 3.9, after sub-regulation (iii), the following shall be inserted at the end, namely:-

"The minimum setback for the basement in case of building site of area,-

- a) more than 4,000 sq.m and upto 20,000 sq.m shall be 3.00m;
- b) more than 20,000 sq.m up to 40,000 sq.m shall be 4.00m; and
- c) above 40,000 sq.m shall be 5.00 m.”

4. Insertion of new Chapter 6-A. In the said regulations, after Chapter 6, the following new chapter shall be inserted namely:-

"CHAPTER 6-A: SINGLE PLOT APPROVAL REGULATIONS

6A.1. Any single plot approval under section 17 of the Act shall provide for and reserve as follows, namely:-

(i) Single Plot approval shall be considered for extent up to 10,000sq.m. In case of a single plot for non-residential use, the minimum area of single plot and width of abutting road shall be as specified in Table 7.

(ii) Single plot approval by the Authority for an area above 4000 sq.m. but not exceeding 10,000 sq.m., shall be, subject to the following:-

- (a) in case of residential use, one contiguous parcel of land of at least fifteen percent (15%) of the plot area shall be reserved for park;
- (b) in case of non-residential or mixed use purpose, one contiguous parcel of land of at least ten percent (10%) of the plot area shall be reserved for park and five percent (5%) of the plot area shall be reserved for surface parking;
- (c) the said areas reserved for park and area reserved for road as per the Master Plan shall be relinquished free of cost to the Authority at the time of approval of single plot under section 17 of Act. The area reserved for surface parking shall be maintained for parking purpose and shall be handed over to the association of building owners;
- (d) the total area considered for single plot approval shall be reckoned for determining Floor Area Ratio (FAR) while according approval under section 15 of the Act. The net area excluding areas reserved for road, park, surface parking shall be considered for determining coverage and setback; and

- (e) areas reserved as buffer for nala or water body or high tension line or any buffer may be reckoned in the areas under the parks and shall be indicated in the plan as par, if so sought, by the applicant. Native trees shall be planted in the areas reserved for park or as buffer and shall not be paved or covered by any hard surface which prevents percolation of rain water:

Provided that in case of existence of nala or foot track or cart track or water body or high tension line or any buffer zone, the requirement of contiguous single parcel for park may be allowed to be suitable split, but in not more than two parcels.

Provided further that in case of water body or high tension line or foot track or cart track divide the plot into more than two plots and the foot track or cart track have not been re aligned to the edge of the plot in accordance with law, then the park may be split into more than two parcels.

Provided also that by incorporating the Master Plan, roads or foot track or cart track or by continuing the existing roads through the plot, if the plot is divided into two or more, such cases shall be treated as single plot, subject to relinquishment of road area under section 17 of Act, free of cost to the Authority.

(iii) In case of single plot approval for an area upto 2,000 sq.m, being sanction under section 17 of the Act, the owner of the plot shall be liable to pay charges, in lieu of reservation of land for park or surface parking, to the authority at the rate of five percent (5%) of the guidance value as under section 45B of the Karnataka Stamp Act, 1957, for the converted un-developed land at the same spot where the single plot is located and put to the same use as the proposed use of the single plot:

Provided that these charges shall not be collected in case of single plot with area of extent upto 55 sq.m.

(iv) In case of single plot approval for an area exceeding 2000 sq.m but not exceeding 4,000 sq.m., either the charges shall be levied to the authority at the rate of ten percent (10%) of the prevailing guidance value as under section 45B of the Karnataka Stamp Act, 1957, for the converted un-developed land at the same spot where the single plot is located and put to the same use as the proposed use of the single plot or one contiguous parcel of land of atleast ten percent (10%) of the plot area shall be reserved for park and handed over to the authority through

registered relinquishment deed free of cost, irrespective of use of the plot as residential or non-residential or mixed use purpose.

(v) No sub-division or bifurcation of any land or plot, with or without building, shall be approved by the Authority for any extent of land except the single plot already created by a registered deed, before the commencement of these regulations.

(vi) In case the single plot approved under this chapter is required to be further sub-divided, approval of the Authority shall be obtained under Chapter 6 of these regulations.

(vii) The charges in lieu of reservation of area for park shall be collected in a separate escrow account and shall be utilized exclusively for acquiring land designated as park in the Master Plan and for development of such acquired areas as park.

(viii) The provisions of this chapter shall not be applicable to the single plots or Development plans approved by the Authority before commencement of the Zonal Regulations of the Revised Master Plan, 2015 of the Local Planning area of Bangalore (Amendment) Regulations, 2025.

By Order and in the name of the
Governor of Karnataka

(RAJESH S SULIKERI),
Under Secretary to Government
Urban Development Department.
(BDA & B'lore-1)